

Planning \$	5.00
TCP \$	0
Drainage \$	0
SIF \$	0

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Community Development Department

BLDG PERMIT NO.
FILE #

Building Address 683 HORIZON DR. UNIT 104
Parcel No. 2945-012-50-011
Subdivision HORIZON PARK MEADOWS
Filing _____ Block _____ Lot 2

Multifamily Only:
No. of Existing Units _____ No. Proposed _____
Sq. Ft. of Existing _____ Sq. Ft. Proposed _____
Sq. Ft. of Lot / Parcel _____
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) _____

OWNER INFORMATION:

Name DPC DEVELOPMENT
Address 7000 E BELLEVIEW AVE STE 300
City / State / Zip GREENWOOD VILLAGE CO. MO

DESCRIPTION OF WORK & INTENDED USE:
 Remodel Addition
 Change of Use (*Specify uses below)
 Other: tenant finish

APPLICANT INFORMATION:

Name ASSET ENGINEERING
Address P.O. BOX 4382
City / State / Zip G.J. CO. 81502
Telephone 970-245-0228

* FOR CHANGE OF USE:
*Existing Use: _____
*Proposed Use: Pizza store

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF	
ZONE <u>C-1</u>	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL)	Landscaping/Screening Required: YES _____ NO _____
Side _____ from PL Rear _____ from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Special Conditions: _____
Voting District _____	Ingress / Egress Location Approval _____ (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Date 9-30-04
Department Approval C. Haege Haege
Date 10/1/04

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No. _____
Utility Accounting	<u>Overholt</u>	Date	<u>10/1/04</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

From: Scott Williams
To: Bob Lee; Bret Guillory; Faye Hall; Wendy Spurr
Date: 9/20/2004 8:50:28 AM
Subject: RE: Nick-N-Willy's Take-N-Bake Pizza

9/20/04

Based on information submitted to this office, Nick-N-Willy's Take-N-Bake Pizza, to be located at 681 Horizon Drive, will have no pretreatment requirements.

Please contact me at #256-4162, should you have comments or questions.